

EXHIBIT 'D'
ROB ROY COUNTRY CLUB VILLAGE CONDOMINIUM ASSOCIATION
MAINTENANCE POLICY

The Board of Directors of the Condominium Association has the right to determine, through policies they adopt, association and unit owner maintenance responsibilities. The following policy has been approved by the Board of Directors after reviewing provisions of the Declaration and consulting with its Managing Agent and the attorney representing the Association.

Policy definitions:

"TYPE" - Element type:

"CE" - common element

"LCE" - limited common element

"SLCE" - special limited common element

"RESPONS." - Financial responsibility:

"CX" - common expense (Association)

"UX" - unit owner expense

"BUDGET" - Allocation as to common expense:

"AB" - annual operating expenses

"CR" - capital reserve

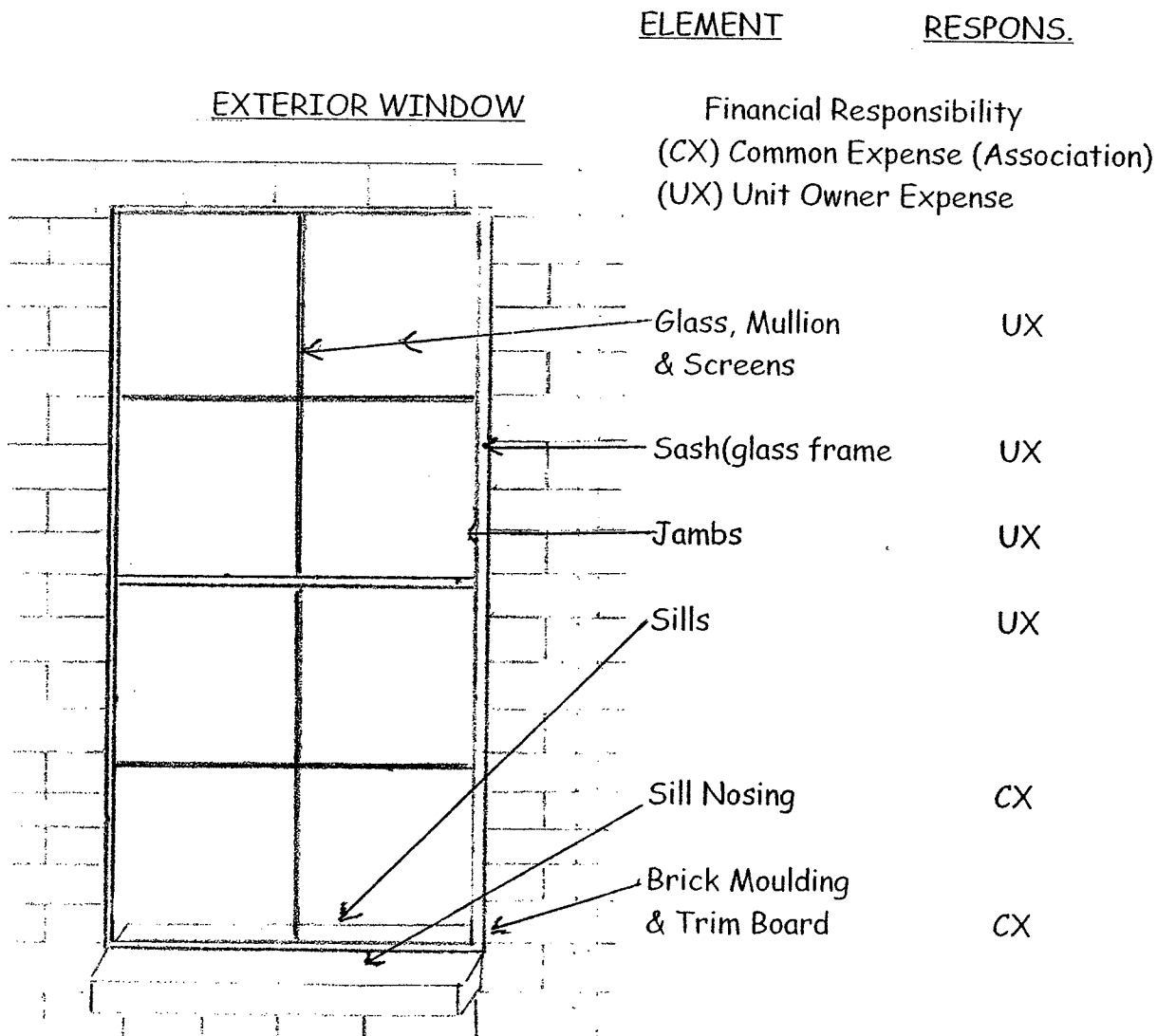
COMMON AREAS

<u>ELEMENT</u>	<u>TYPE</u>	<u>RESPONS.</u>	<u>BUDGET</u>
Club House - building)			
- furniture/appliances)			
- plumbing fixtures)			
- swimming pools)	CE	CX	CR
- tennis courts)			
- fencing)			
- parking lot)			

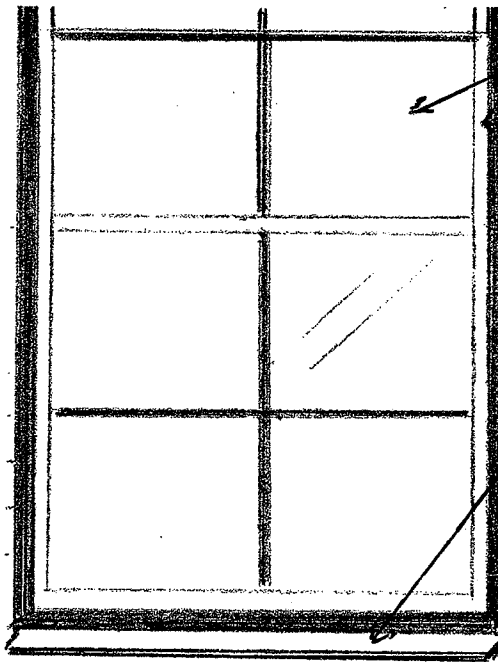
	<u>ELEMENT</u>	<u>TYPE</u>	<u>RESPONS.</u>	<u>BUDGET</u>
Cabana	- building)			
	- furniture/appliances)			
	- plumbing fixtures)			
	- swimming pools)			
	- tennis courts)	CE	CX	CR
	- fencing)			
	- parking lots)			
	- gas grills)			
	- gazebo)			
Putting green		CE	CX	AB
Asphalt Pathways		CE	CX	CR
Sidewalks		CE	CX	CR
Landscaping		CE	CX	AB
Parking Areas		CE	CX	CR
Streets - snow plowing & sweeping		--	CX	AB
Mailboxes, Individual		LCE	UX	--
Mailboxes, Standards		LCE	CX	CR
Euclid/Camp McDonald Entrances		CE	CX	CR
	* Brick Walls			
	*Lighting			
	*Sprinklers			
	*Flags and Flag Poles			
	*Signs			

<u>ELEMENTS</u>	<u>TYPE</u>	<u>RESPONS.</u>	<u>BUDGET</u>
Ponds/aerators	CE	CX	AB/CR
Street Lighting Systems	CE	CX	CR
<u>GENERAL (applicable to most buildings)</u>			
Exterior Building Surfaces(wood, aluminum, stone, brick)	LCE	CX	CR
Roofs	LCE	CX	CR
Shutters	LCE	CX	CR
Gutter Systems	LCE	CX	CR
Chimneys, flues & vent covers	LCE	CX	CR
Chimneys, flue cleaning	LCE	UX	--
Windows - sash	LCE	UX	--
- glass	LCE	UX	--
- screens	LCE	UX	--
- sills	LCE	UX	--
- jambs	LCE	UX	--
- skylights (same as windows)	LCE	UX	--
Window wells and grills	LCE	CX	AB
Window well drain	LCE	UX	--
Cleaning window wells	LCE	UX	--
Backfilling around window wells & painting	LCE	CX	CR
Doors - perimeter doors of units	LCE	UX	--
- interior garage doors	LCE	UX	--

UNIT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPLACEMENT OF VARIOUS COMPONENTS OF WINDOWS AND TRIM EXCEPT THOSE DESCRIBED IN THE DRAWINGS AS (COMMON ELEMENTS - CX) WHILE WINDOW STYLES WILL VARY, THE COMPONENTS REMAIN BASICALLY THE SAME. ANY REPLACEMENT MUST FIRST BE APPROVED BY THE A & M COMMITTEE. THE SAME RULES APPLY TO BAY WINDOWS WITH THE INTERIOR, THE UNIT OWNER'S RESPONSIBILITY. (UX) THE EXTERIOR WILL BE DETERMINED ONLY AFTER AN INSPECTION BASED ON THE GUIDE LINES BELOW.



INTERIOR WINDOW



ELEMENT

RESPONS.

Glass

UX

Sash(glass frame)

UX

Jamb

UX

Sills

UX

<u>ELEMENT</u>	<u>TYPE</u>	<u>RESPONS.</u>	<u>BUDGET</u>
Door sills	LCE	UX	CR
Privacy fences	LCE	CX	CR
Patios (as originally installed)	LCE	CX	CR
Patios (additions)	LCE	UX	--
Concrete - entry walks)			
- stoops)	LCE	CX	CR
- stairs)			
Security lights - post and garage mounted	SLCE	CX	CR
- electric line	CE	CX	CR
- all other exterior lights and wiring)	LCE	UX	--
Pole lights & garage lights(bulb replacement)	CE	CX	AB
Garages - exterior doors (excluding hardware, Openers and security systems)	LCE	CX	CR

<u>ELEMENT</u>	<u>TYPE</u>	<u>RESPONS.</u>	<u>BUDGET</u>
Garages - continued:			
- concrete floor	LCE	UX	--
- asphalt driveway	LCE	CX	CR
Sump pumps and attached accessories	SLCE	UX	--
Underground sump pump drainage pipes	CE	CX	CR
Dryer exhaust vents	LCE	UX	--
Removal of wild birds and animals from within unit	--	UX	--
Extermination of external pests	--	CX	AB
Foundation repairs	LCE	CX	CR
Balconies	LCE	CX	CR
Air conditioner compressors(including slab)	LCE	UX	--
Concrete slabs (entryways)	LCE	CX	CR
Basement floors	LCE	UX	--
Settlement repairs to dry wall and painting after repairs	--	UX	--
Attic fans (power attic ventilators)	LCE	UX	--
Plumbing, sewer and electrical			
- within unit	--	UX	--
- outside of unit but inside of building	LCE	UX (shared)	--
- outside of building including sill cocks	LCE	CX	CR

<u>ELEMENT</u>	<u>TYPE</u>	<u>RESPONS.</u>	<u>BUDGET</u>
Unit damage(excluding decorating) resulting from a problem with a common element, the repair of which is a common expense, such as windows and doors	--	CX	CR
<u>UNIQUE TO ARBOR HOMES</u>			
Hallways (including garage halls)			
- flooring)			
- walls)			
- carpeting)			
-lighting (fixtures/bulbs)			
- entry door to building)	LCE	CX	CR
- entry door to garage hallway)			
- water closet door)			
- decorating)			
- cleaning)	LCE	CX	AB
Master antenna	SLCE	CX	CR
Intercom system	SLCE	CX	CR

NOTES

The foregoing is intended to establish responsibility for payment as between the unit owner and the Association. However, the decision to repair or replace in each instance is to be made by the Association.

If damage to any of the elements results from abuse by the unit owner, the cost of repair or replacement shall be assessed to the unit owner.